

320 CIVIC CENTER DR

NATIONAL CITY, CA 91950

SINGLE TENANT INDUSTRIAL BUILDING FOR SALE OR LEASE

FOR SALE OR LEASE



OFFERING MEMORANDUM

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NATIONAL CITY, CA 91950

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

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Broker of Record

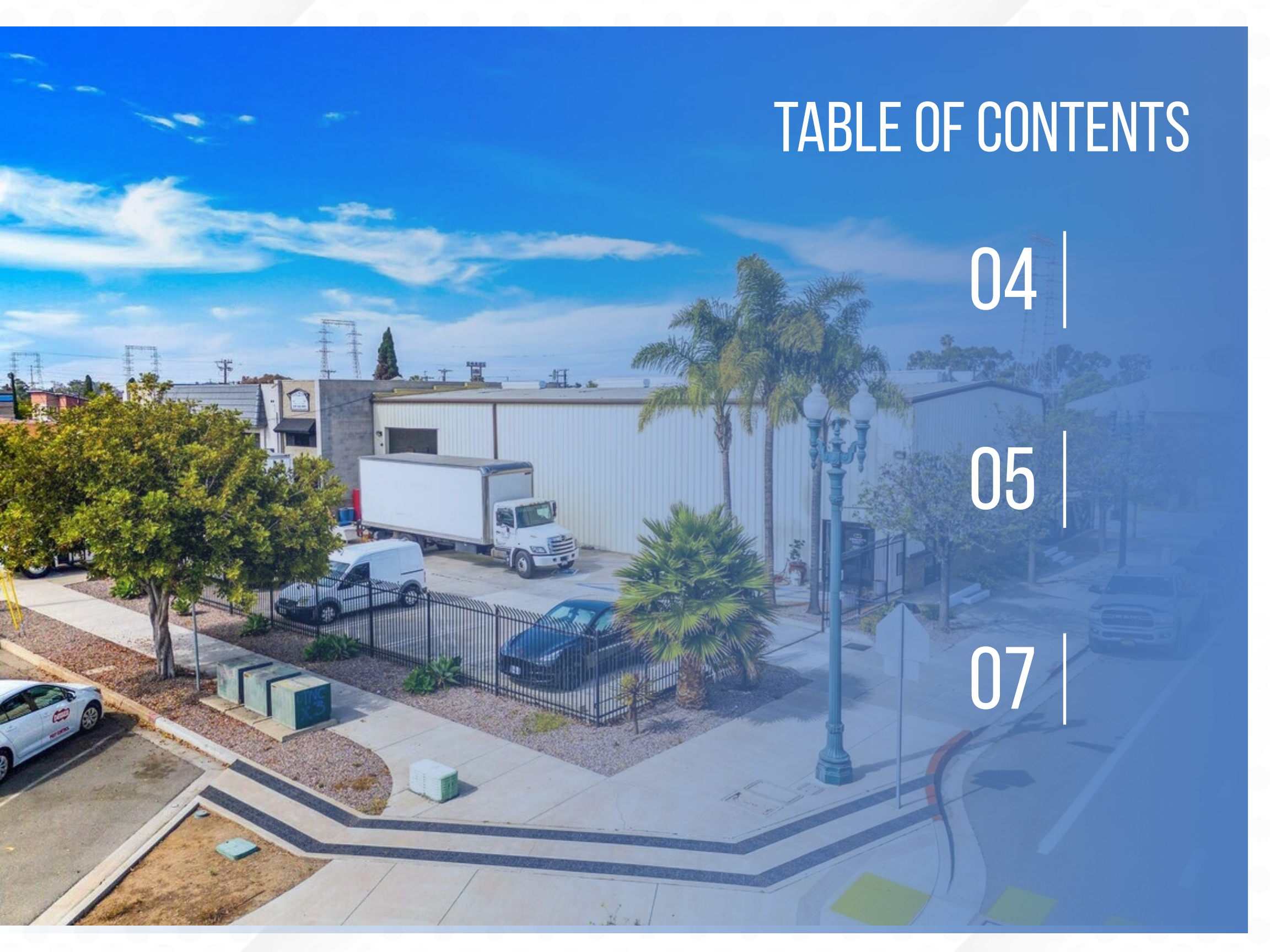
Lic No. 02168060 (CA)

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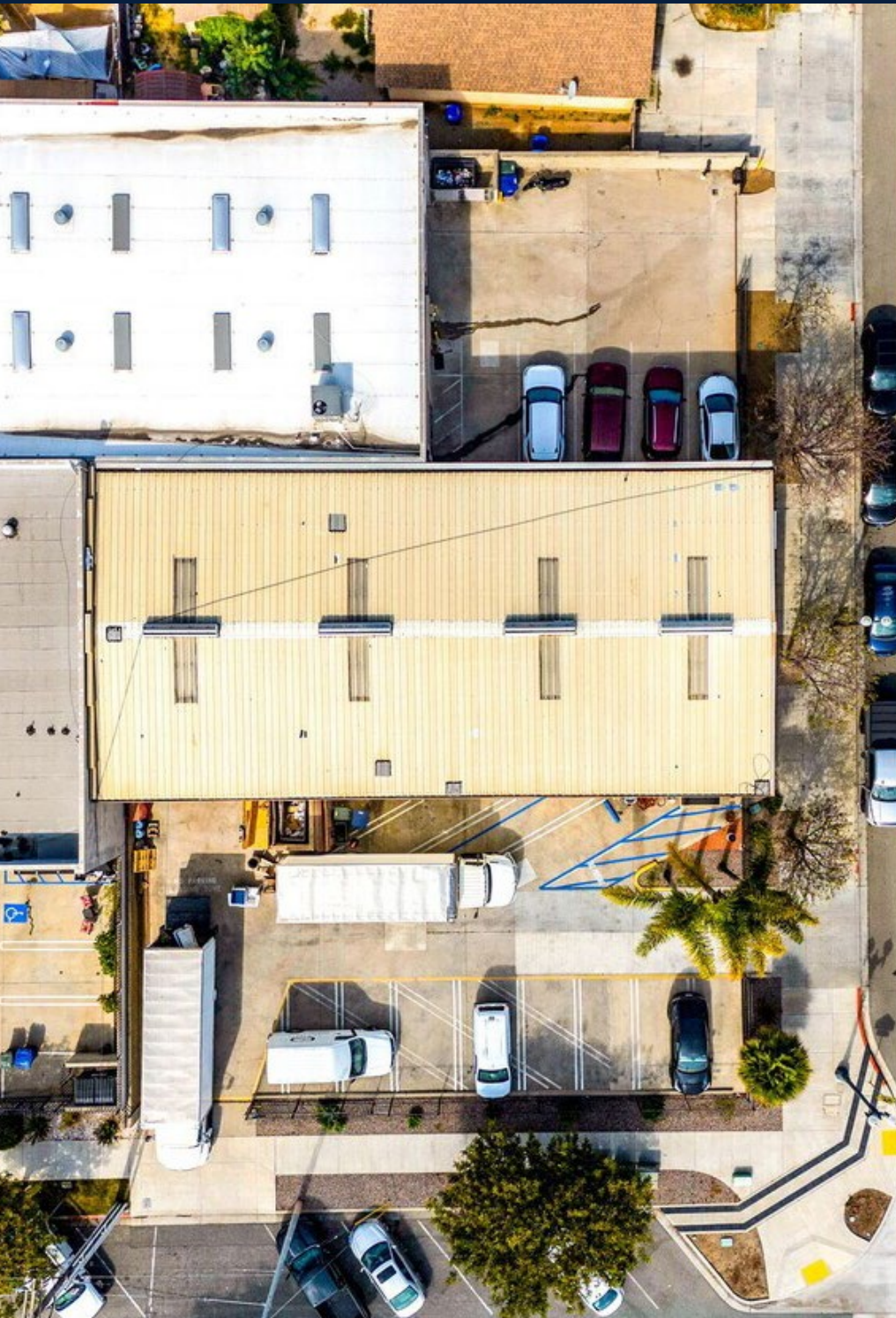
PROPERTY SUMMARY



\$1,995,000
SALE PRICE



\$1.50/SF NNN
LEASE RATE



TOTAL LOT SIZE

±9,556 SF



STAND ALONE INDUSTRIAL BUILDING

±5,300 SF



±0.22 AC

LOT ACREAGE



ONE, OVERSIZED ROLL UP DOOR

DOORS



I-5, I-15, HWY 54, & I-805

ACCESS



16'-18'

CLEAR HEIGHT



FENCED, FULLY CONCRETE

SURFACE



MCR-2

ZONING

[ZONING MAP LINK](#)



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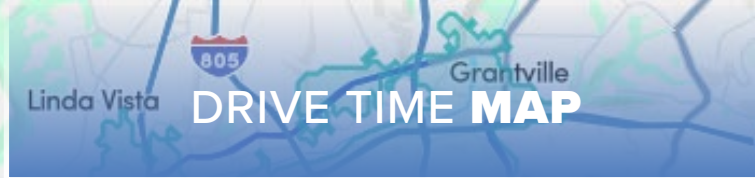
APN



± 245,000 VPD

± 185,000 VPD

± 139,000 VPD



SUBJECT PROPERTY

DRIVING DISTANCE FROM SUBJECT PROPERTY
State Rt. 125.....±9.4 MILES
San Diego Intl. Airport.....±8.7 MILES
San Diego.....±5.5 MILES

Drive Time
5 Minutes
10 Minutes
15 Minutes

MARKET OVERVIEW

NATIONAL CITY, CA

36

Median Age Within
a Three Mile Radius of
the Subject Property

\$83.6k

Average Household Income
Within a Three Mile Radius
of the Subject Property

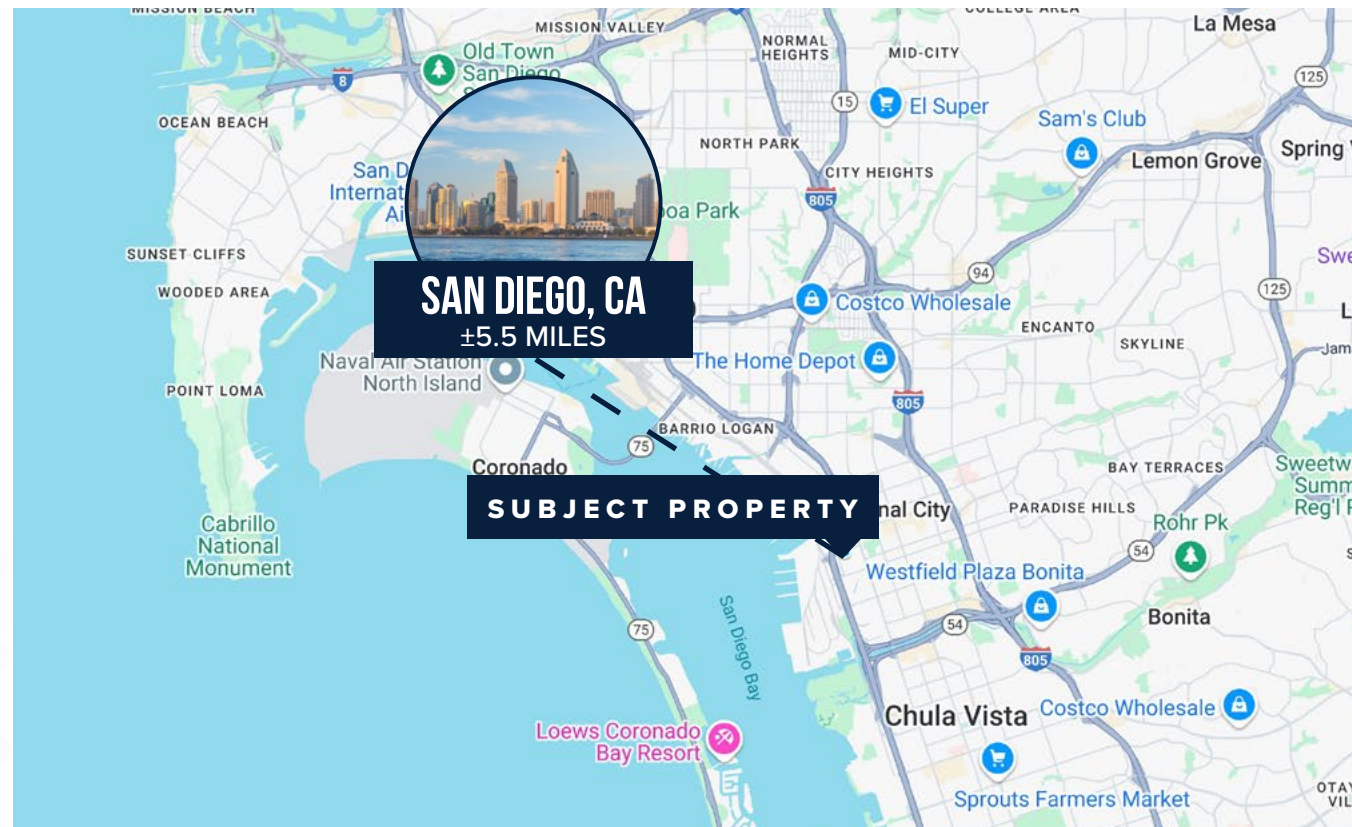
52,056

Total Households Within a Three
Mile Radius of the Subject Property

OVERVIEW

National City is a strategically located urban area in San Diego County, just a few miles south of downtown San Diego and adjacent to major freeways such as the I-5 and I-805. Its proximity to the U.S.-Mexico border, the Port of San Diego, and regional transit infrastructure makes it a logistical hub for goods movement and cross-border trade. The city has a strong commercial heritage and benefits from a skilled labor force and ongoing regional economic development initiatives. With its central location and accessibility, National City appeals to businesses that require seamless regional and international distribution capabilities.

Owning an industrial building in National City offers several advantages for investors and businesses. The area has limited industrial real estate inventory, which can drive strong demand and rental growth over time. Additionally, industrial properties here can support a wide range of uses—from warehousing and distribution to light manufacturing—making them adaptable to evolving market needs. As e-commerce and trade remain key economic drivers, strategically positioned properties in National City are likely to retain their relevance and income-generating potential.



SAN DIEGO INDUSTRY



2.17M SF

NEW INDUSTRIAL CONSTRUCTION
IN Q4 2024



2.3M SF

Q3 LEASING ACTIVITY



230,500 JOBS

TRANSPORTATION AND WAREHOUSING
JOBS AS OF NOV. 2024

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **320 Civic Center Dr, National City, CA 91950** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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